

Figure 7.6 Conceptual Recreation Center Site Design

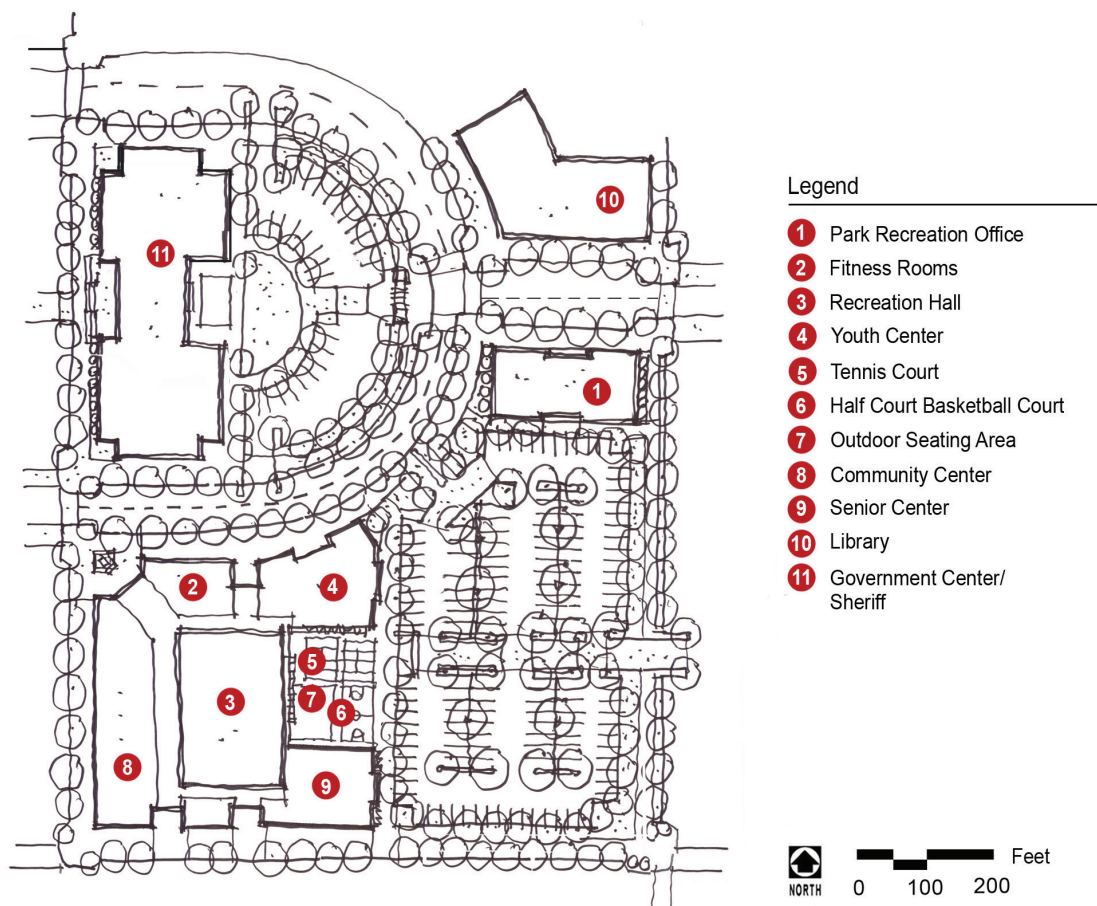
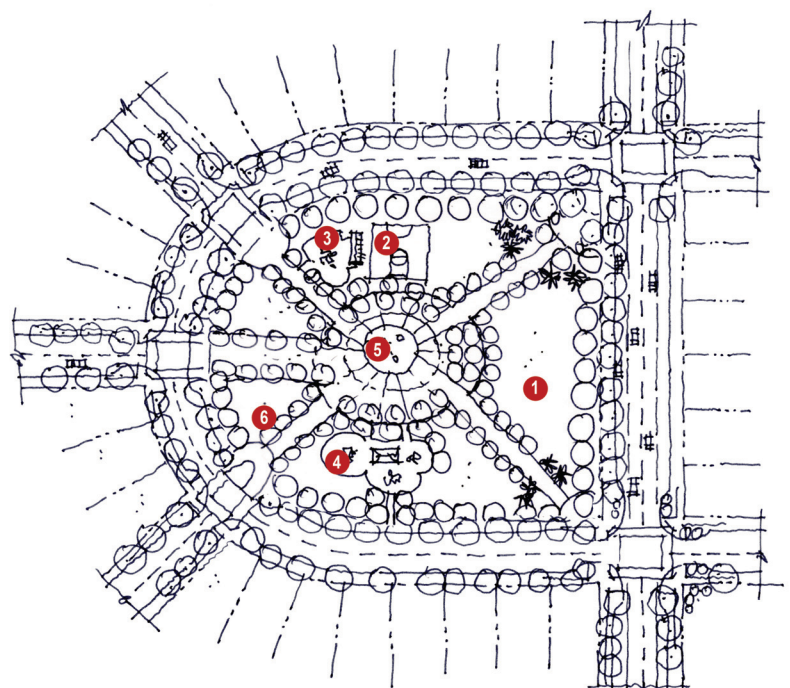
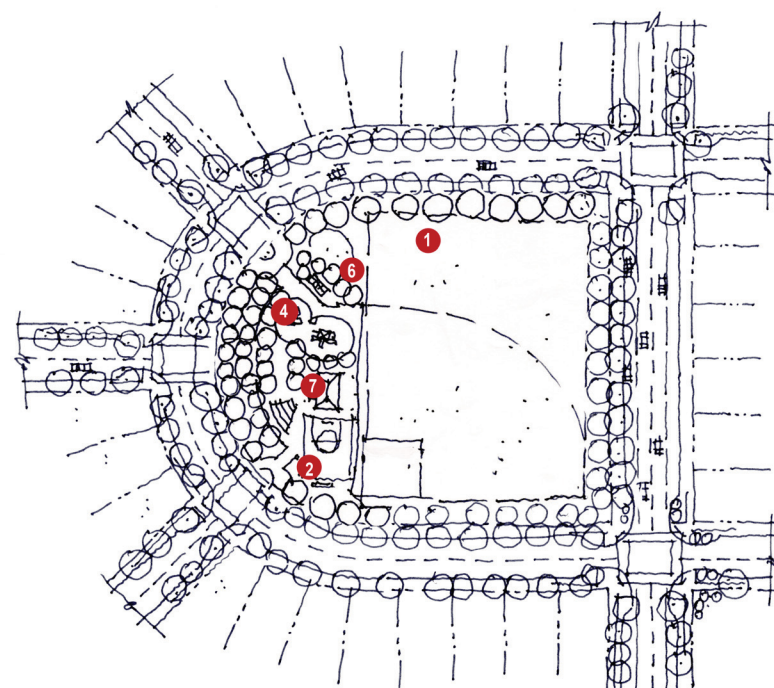


Figure 7.7 Conceptual Neighborhood Park Site Design



0 100 200 Feet



0 100 200 Feet

Legend

- | | |
|-------------------------|-----------------|
| 1 Open Lawn/Play Fields | 5 Water Feature |
| 2 Basketball Court | 6 Picnic Area |
| 3 Tot Lot | 7 Restroom |
| 4 Playground | |

Figure 7.8 Conceptual Mini Park Site Design

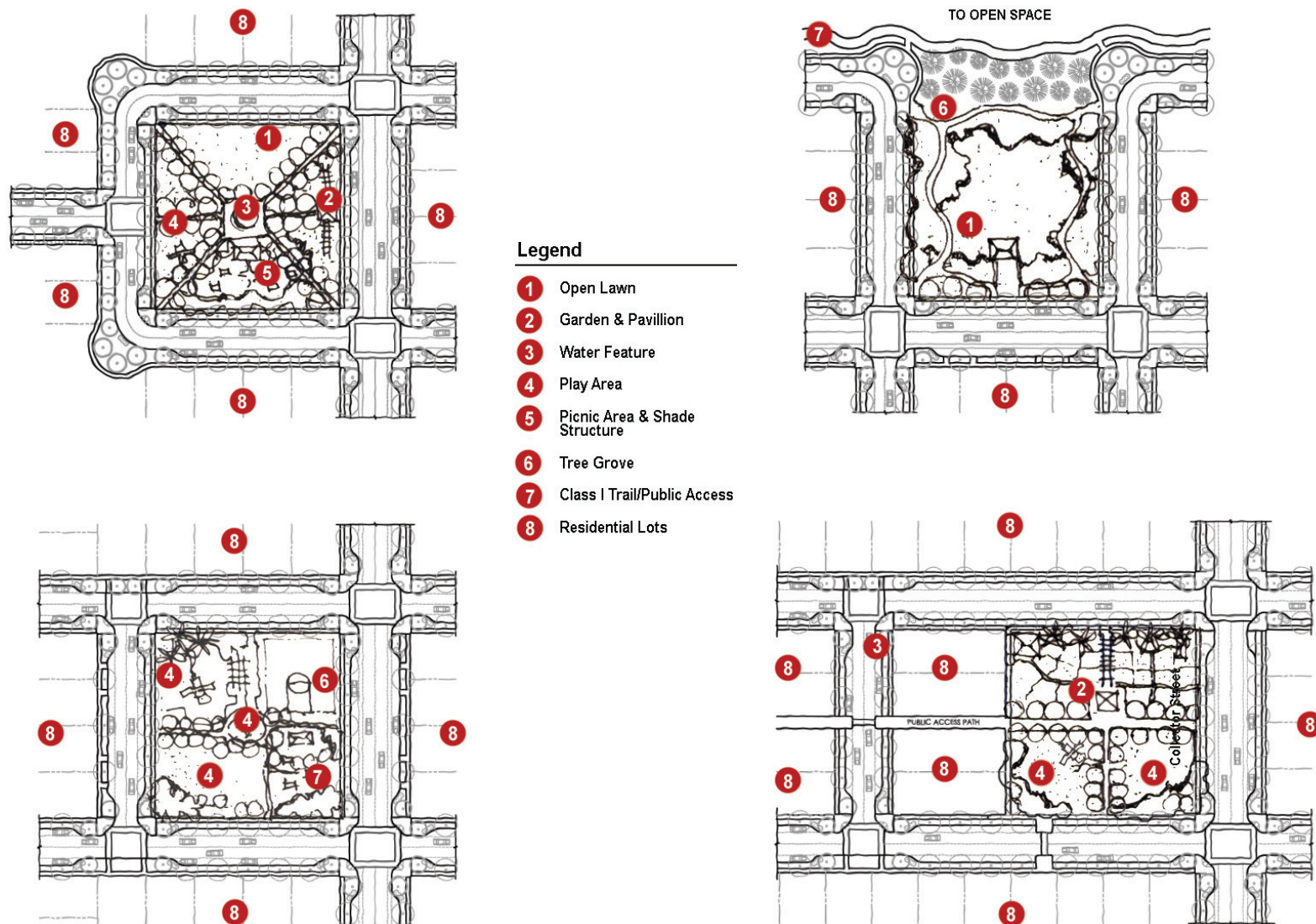
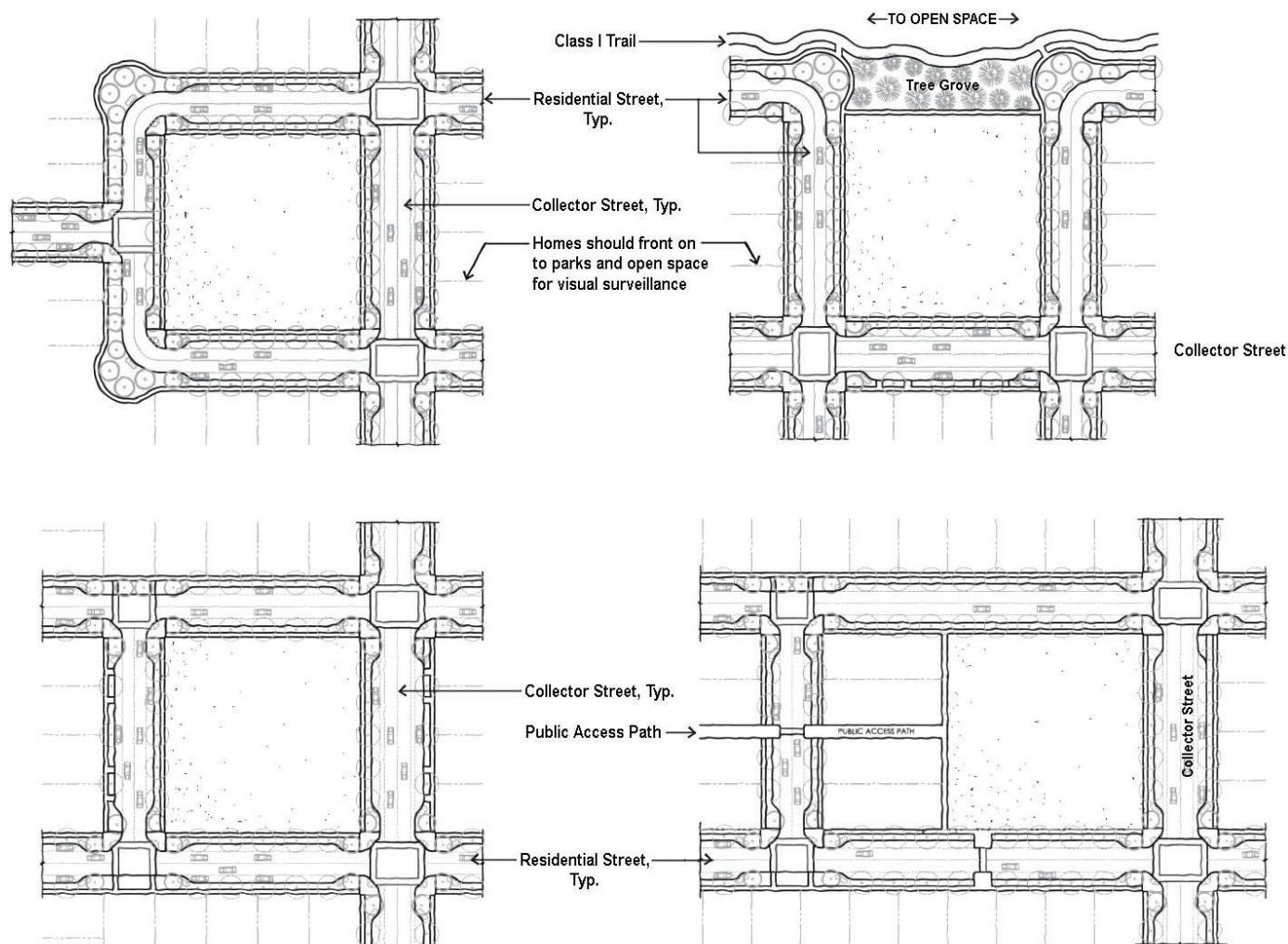


Figure 7.9 Conceptual Roadway Designs Surrounding Parks



Parks surrounded by roads can occur only on residential streets. Only one front is allowed to side on a collector street.

7.3 OPEN SPACE

The open space system includes drainage ways, floodways, riparian and wildlife corridors, protected woodlands and other sensitive habitat areas, greenways (e.g., trails and landscaping), and utility and power line easements.

Open space corridors and easements in the Plan Area provide trails, stormwater conveyance, flood detention, opportunities for wetland mitigation, and buffers and transition areas between different land uses. Open space and landscape buffer areas may also have passive recreation facilities, which may include community-wide bicycle trail loop systems, interpretive signs for preserved wetlands, bird watching areas, rest stops with benches, overlooks, picnic areas, gathering areas, and gardens.

Open space buffer areas on the periphery of the Plan Area are provided as a landscape transition between the urban character of Placer Vineyards and the adjoining rural residential and agricultural uses in the county. These are landscaped setback areas tied into the open space and trail system and provide opportunities to connect to the system of trails, stormwater drainage swales, and habitat corridors. Open space buffers are also intended to screen residential neighborhoods from odors and other potential land use incompatibilities created by agricultural activities that may still be occurring in the SPA.

Passive park spaces are also provided in 2 open space areas that contain oak groves. These open space areas are intended to preserve significant clusters of existing oak trees on-site and provide recreational opportunities for the Placer Vineyards community.

A network of trails will provide public access through the open space system, connecting to the communities within and outside of the Plan Area. This community-wide trail system includes a key east-west link from the SPA along the Sacramento/Placer County line to Gibson Ranch Park, and will connect north to the Doyle Ranch subdivision along the Dry Creek corridor. The location and design standards for trails are set forth in Chapter V, "Transportation and Circulation."

Goal 7.3 Create an interconnected system of open space that encompasses the preservation and enhancement of natural habitat areas for the use, appreciation, and enjoyment of the community.

Goal 7.4 Locate open space accessible to residents and link these lands to community activity areas and recreation areas.

Policy 7.10 Types of Open Space Land.

The Placer Vineyards Plan satisfies the County requirement for the dedication of 5 acres of passive park land per 1,000 Plan Area residents. The following types of open space will be considered passive parks and count toward meeting the passive park requirement:

- ♦ Floodways
- ♦ Site protected wildlife corridors
- ♦ Greenways with potential for trail development
- ♦ Open water (ponds, lakes, and reservoirs)
- ♦ Protected woodland areas
- ♦ Protected sensitive habitat area, provided that interpretive displays are provided (i.e., wetlands and habitat for rare, threatened, or endangered species)

Policy 7.11 Dedication of Open Space Land.

The Specific Plan contains 698 acres of open space land, of which (approximately 14.2 acres per 1,000 residents) shall satisfy County passive park requirements. Passive park land shall be dedicated to Placer County. Where restrictions must be placed on open space lands so as to meet environmental permitting and protection requirements (i.e., preservation, protective setbacks), such lands shall be restricted from public access.

Policy 7.12 Maintenance of Open Space Land.

Maintenance of passive park land and improvements therein will be provided by a community-wide fee assessed by a County Services Area and/or a Services Community District, or similar mechanism, as described in the Public Facilities Financing Plan. Certain trails, such as the Dry Creek trail, that provide a community-wide or regional benefit, may also be constructed, utilizing funds from this community-wide fee.

Policy 7.13 Facilities in Open Space Corridors.

Specific design features and functions of open space corridors shall be defined by the Park and Recreation Master Plan and will be finalized when detailed plans (i.e., tentative maps) are prepared and submitted to the County.

Policy 7.14 Facilities in Open Space Areas.

Recreation facilities in open space and buffer areas shall accommodate passive uses such as walking, jogging, bird watching, picnics, interpretative signage and teaching areas, rest stops, and overlooks. These improvements will be located and described by the Park and Recreation Master Plan and installed by the owners of the adjacent parcels when those parcels are developed.

Open Space Buffers

Goal 7.5 Use landscape buffers to protect the natural environment from the built environment, to separate incompatible land uses, and to provide transitions from higher intensity urban development to more rural developments around the Placer Vineyards Plan Area.

Policy 7.15 *Buffer Areas Adjacent to the Special Planning Area.*

Buffers shall be provided along the entire edge of the Special Planning Area. Figure 7.11, the “Conceptual Special Planning Area Berm and Open Space Buffers Diagram” provides the required open space buffer setbacks and lot design treatments adjacent to the SPA. Refer also to Policy 3.28, “Compatibility to Adjoining Large-Lot Rural and Agricultural Uses.”

Policy 7.16 *Buffers along the County Line.*

A 200-foot wide buffer with single loaded streets along its northern side shall be designed along the Placer/Sacramento County line from Tanwood Avenue to Palladay Road. A 50-foot wide buffer with single loaded street along its northern side shall be provided along the Placer/Sacramento County line, adjacent to Gibson Ranch Park (see Figures 7.16 and 7.17).

Policy 7.17 *Oak Grove Open Space Areas.*

Concentrations of significant oak trees on the site shall be preserved in 2 large oak grove open space areas. One will be located at the northwest corner of Dyer Lane and 12th Street and the other will be located on the east side of the Plan Area along the Dry Creek Corridor (see Figure 7.1). These open spaces shall preserve the existing stands of oak trees and serve as passive open space areas that provide a visual and educational resource to the community.

Open Space Buffers Design Guidelines

The design guidelines of open space and buffer areas should be consistent with the following:

1. To the extent feasible, trails and park amenities should be carefully sited to avoid disturbance of sensitive natural resources on-site. Sensitive preserve areas, wetland areas, or stands of oak trees may be protected using fences to discourage access and help establish plantings.
2. Within open space areas, grading, realignment, and excavation will be required for flood protection, stormwater drainage, or retention ponds.
3. Fences, 4 feet high and open in character, shall be used to protect sensitive habitat and other preservation areas or to restrict vehicular access at streets.
4. Within open space areas, landscaping will consist of drought-tolerant grasses, ground covers, California native trees, and the plants recommended for use in open space areas in Appendix B, “Recommended Plant List.”
5. Within buffer areas, landscaping will consist of plants, such as evergreen and deciduous trees, shrubs, and ground cover.
6. See Figure 7.1 for the locations of open space areas and Figures 7.11–7.17 for more detailed open space buffer design plans and cross sections.

Open Space Character: Valley Oak Savanna

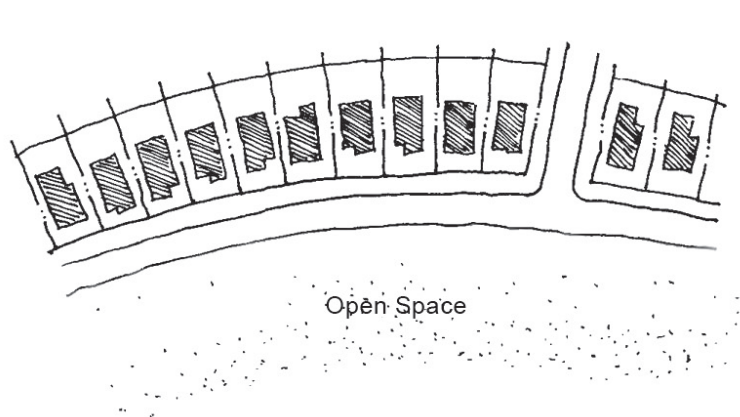
Open space areas should complement the character of the existing site (which is predominantly Valley Oak or Savanna). Open space areas may consist of woodland canopies dominated by valley oak trees. They may also include tree species such as buckeye, western redbud, and California coffeeberry. Understory shrubs that support the woodland include upland scrub species such as California wild grape, elderberry, manzanita, toyon, and California blackberry. Ground cover and meadow areas consisting of native grasses and forbs including penstemon, monkey flower, California brome, barley, wild rye, and needlegrass can also be included.

These open space areas can integrate wildlife habitat enhancement and restoration while providing local residents with opportunities for passive recreation, gardening, ecological observation, and education. A recommended plant palette is provided in Appendix B.

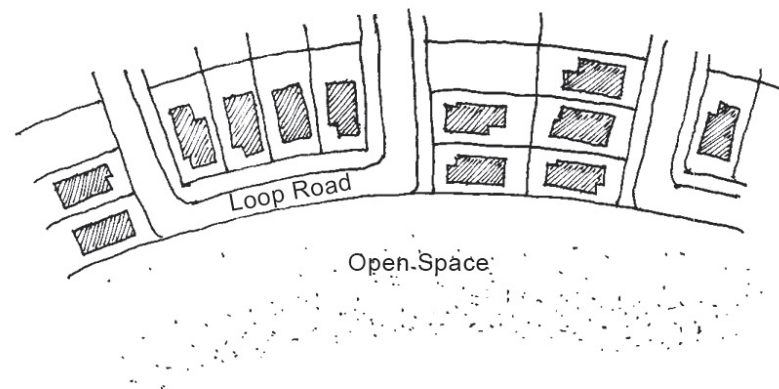
Community Gardens

Implementation of community gardens by gardening clubs, non-profit organizations, or local neighborhood associations and groups is encouraged. Community gardens provide places for local residents to grow their own vegetable gardens and learn new gardening techniques. They can help to promote healthy communities by strengthening community bonds, providing home-grown food, and promoting environmental awareness. Community gardens may be located at various open space areas and along the corridors of electrical power lines. Gardens benefit the community by increasing adjacent property values, reducing air pollution, moderating the climate, and supporting a diversity of plant and animal life. Community gardens can also be used to grow many diverse plant communities such as native plants, wildflowers, roses, vegetables, herbs and ethnobotanical (medicinal) plants. Certain gardens can be planted to attract butterflies, hummingbirds, and other wildlife.

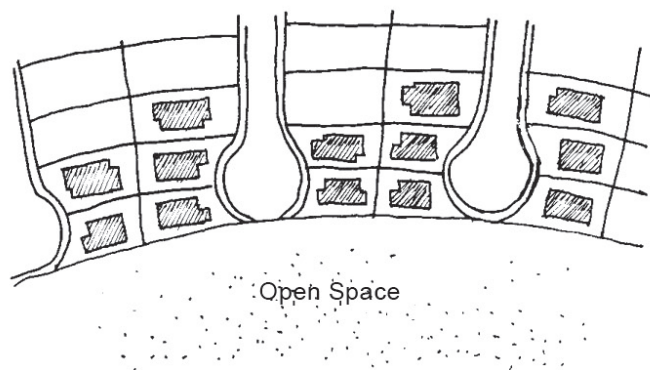
Figure 7.10 Open Space Buffer Conditions



Plan A: Lots Fronting Open Space



Plan B: Loop Road With Lots Fronting and Siding onto Open Space



Plan C: Cul De Sac with Lots siding onto Open Space

Figure 7.11 Conceptual Special Planning Area Berm and Open Space Buffer Diagram

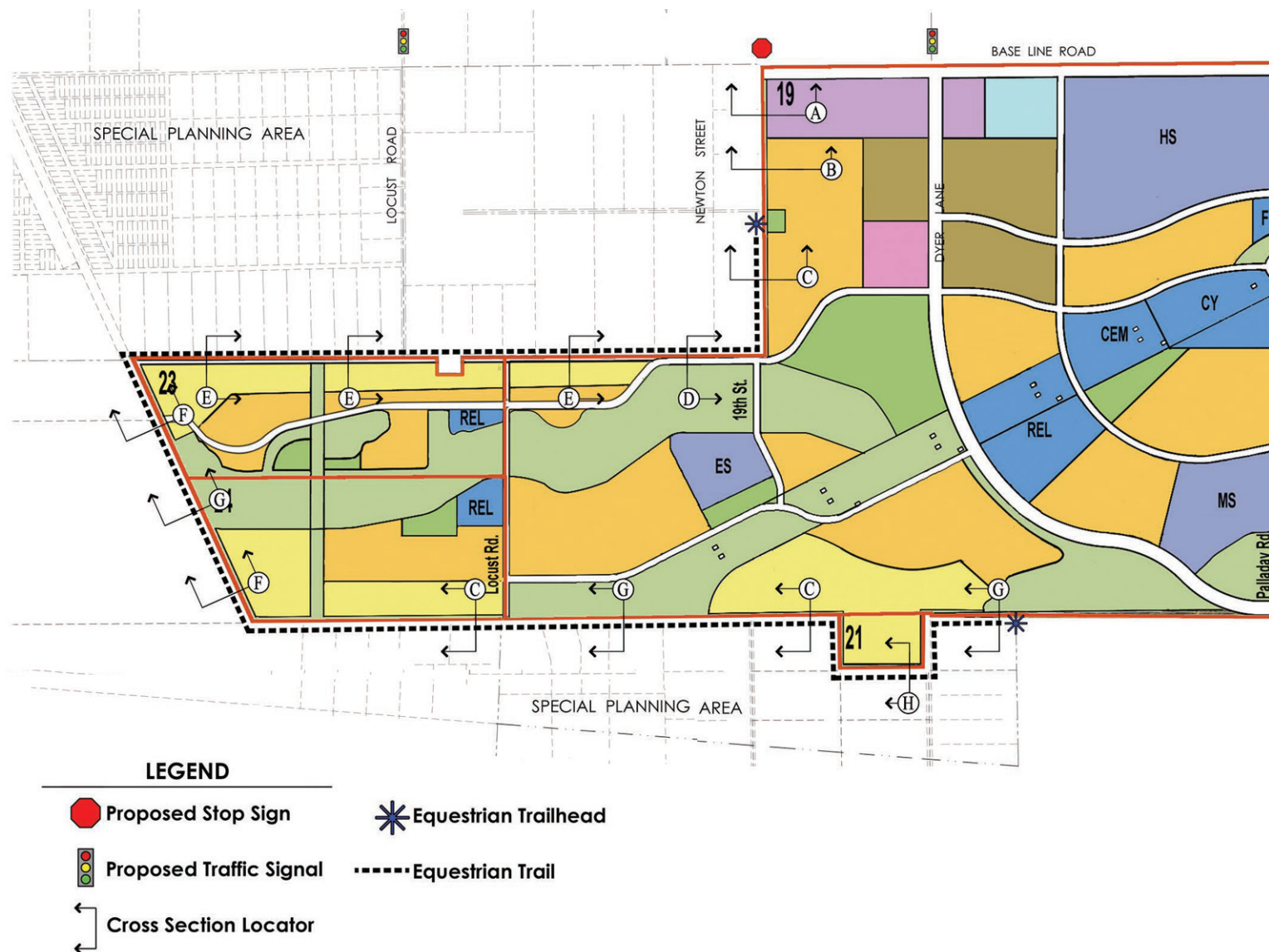
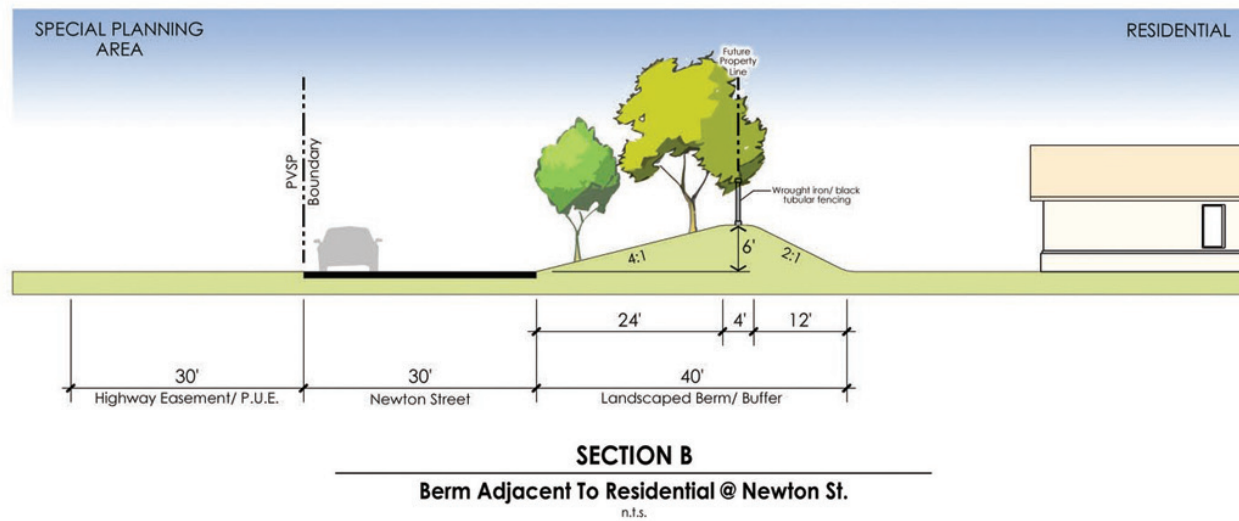
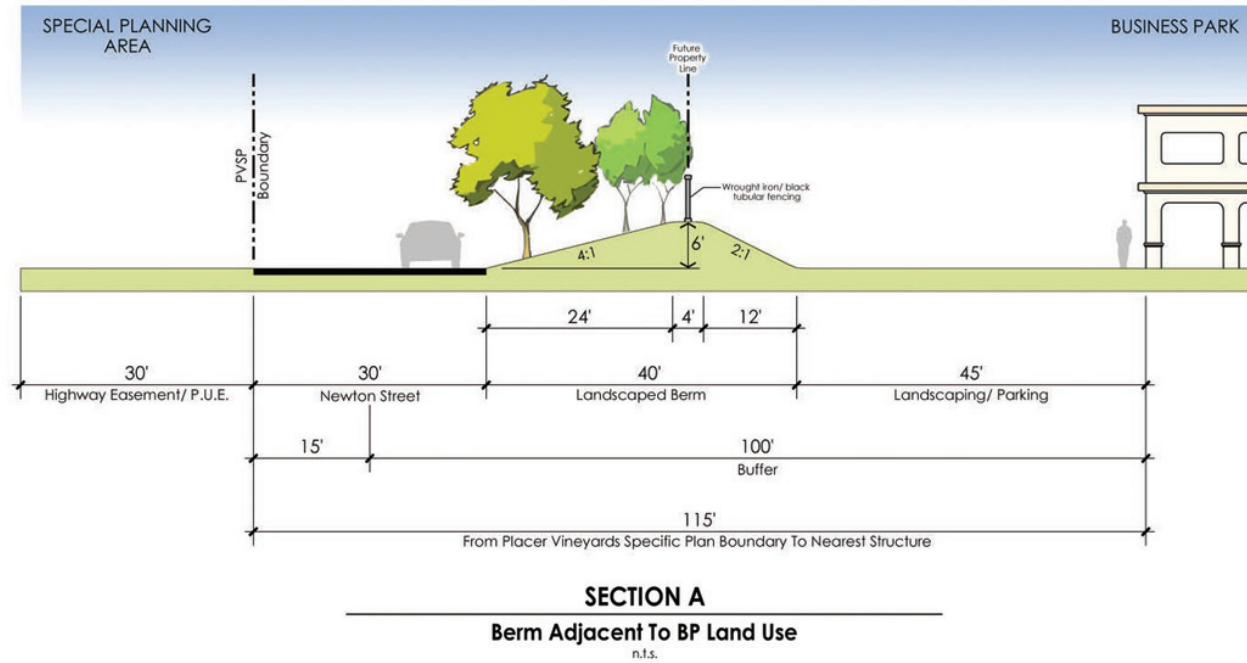
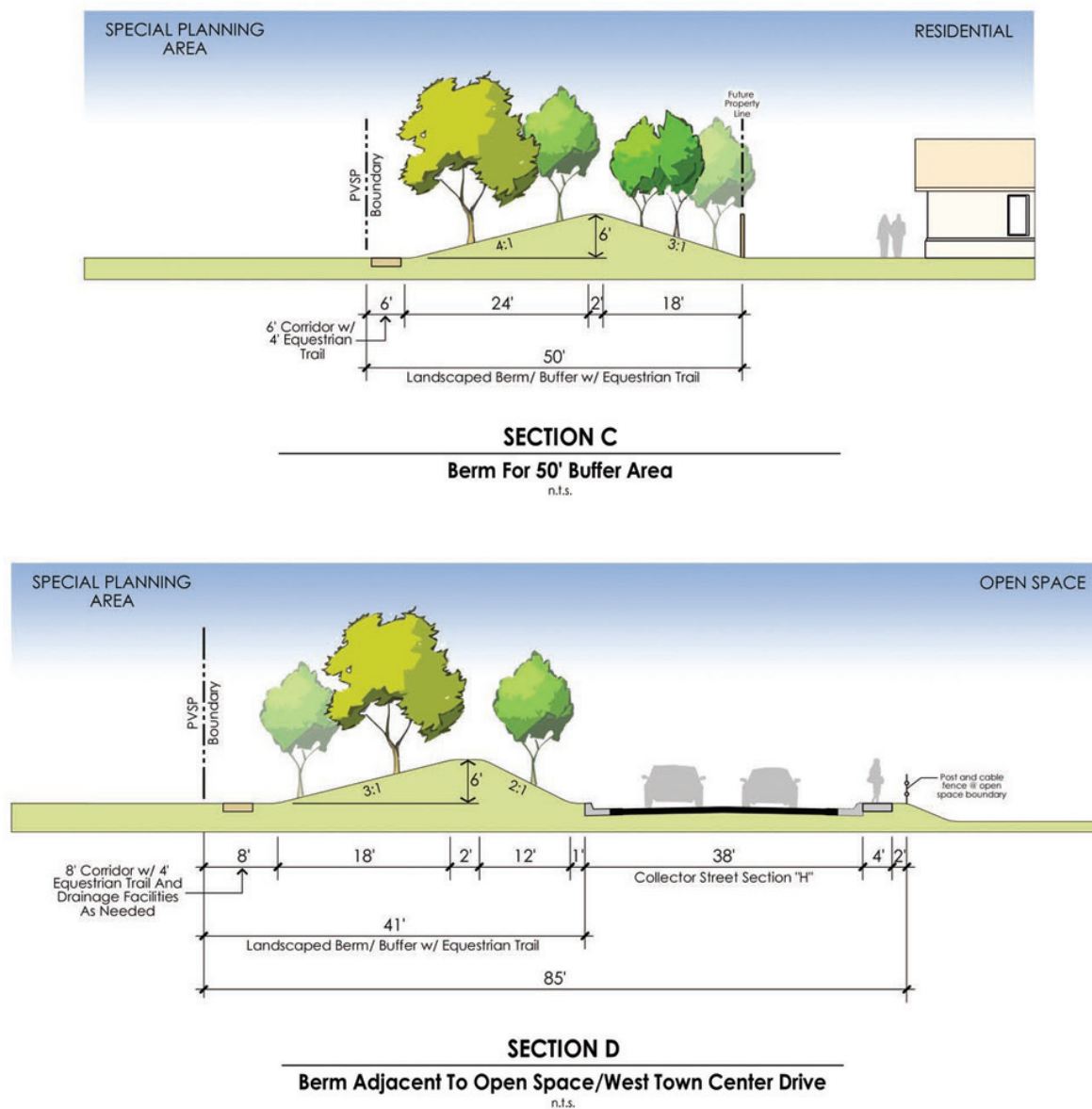


Figure 7.12 Open Space Buffer Section



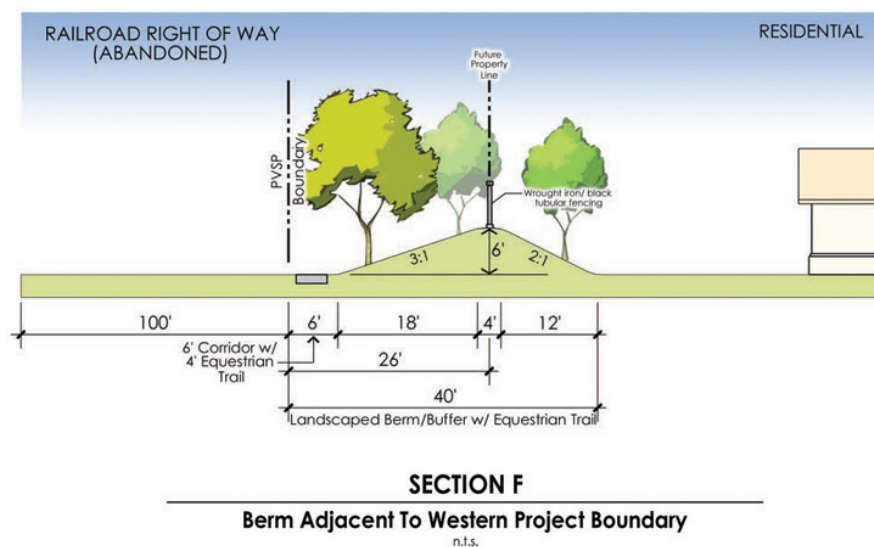
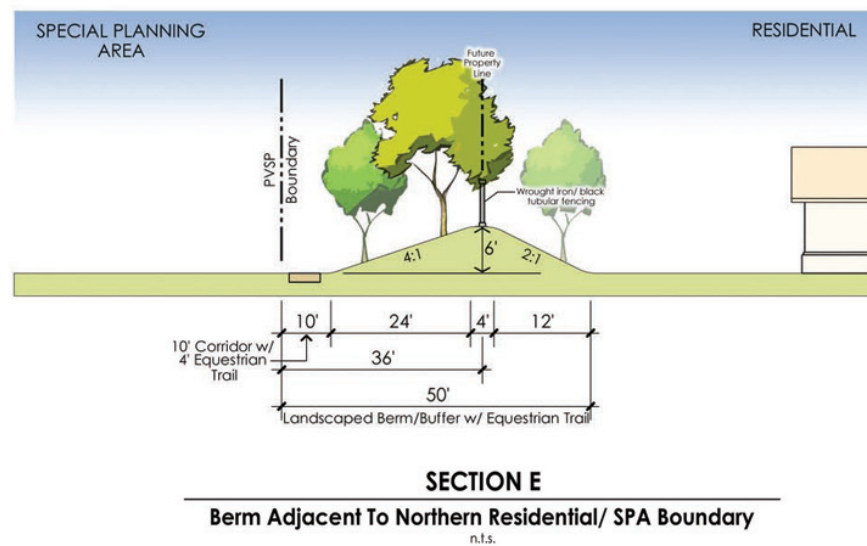
Source: MacKay & Soms, 2007

Figure 7.13 Open Space Buffer Section



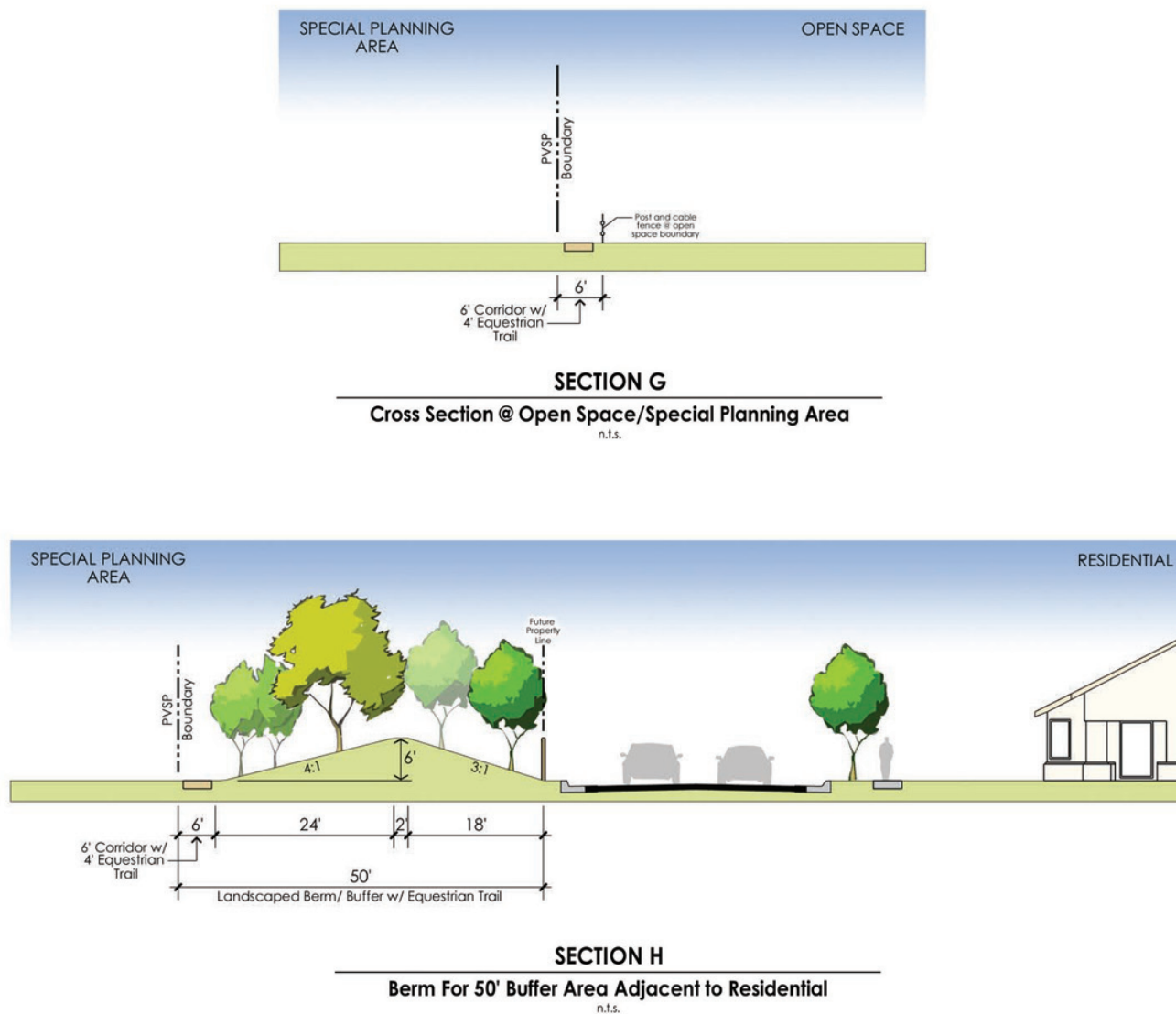
Source: MacKay & Soms, 2007

Figure 7.14 Open Space Buffer Section



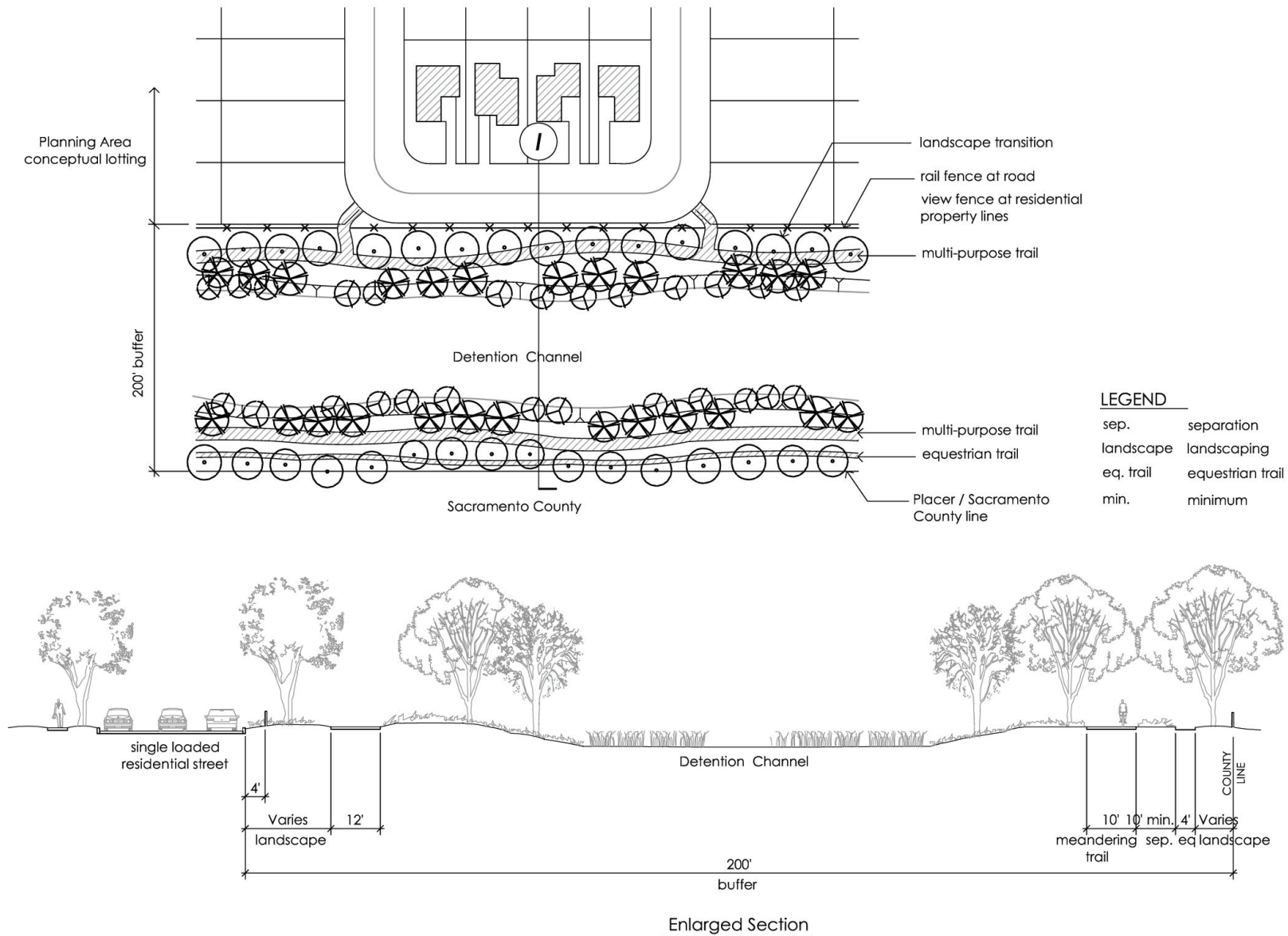
Source: MacKay & Soms, 2007

Figure 7.15 Open Space Buffer Section



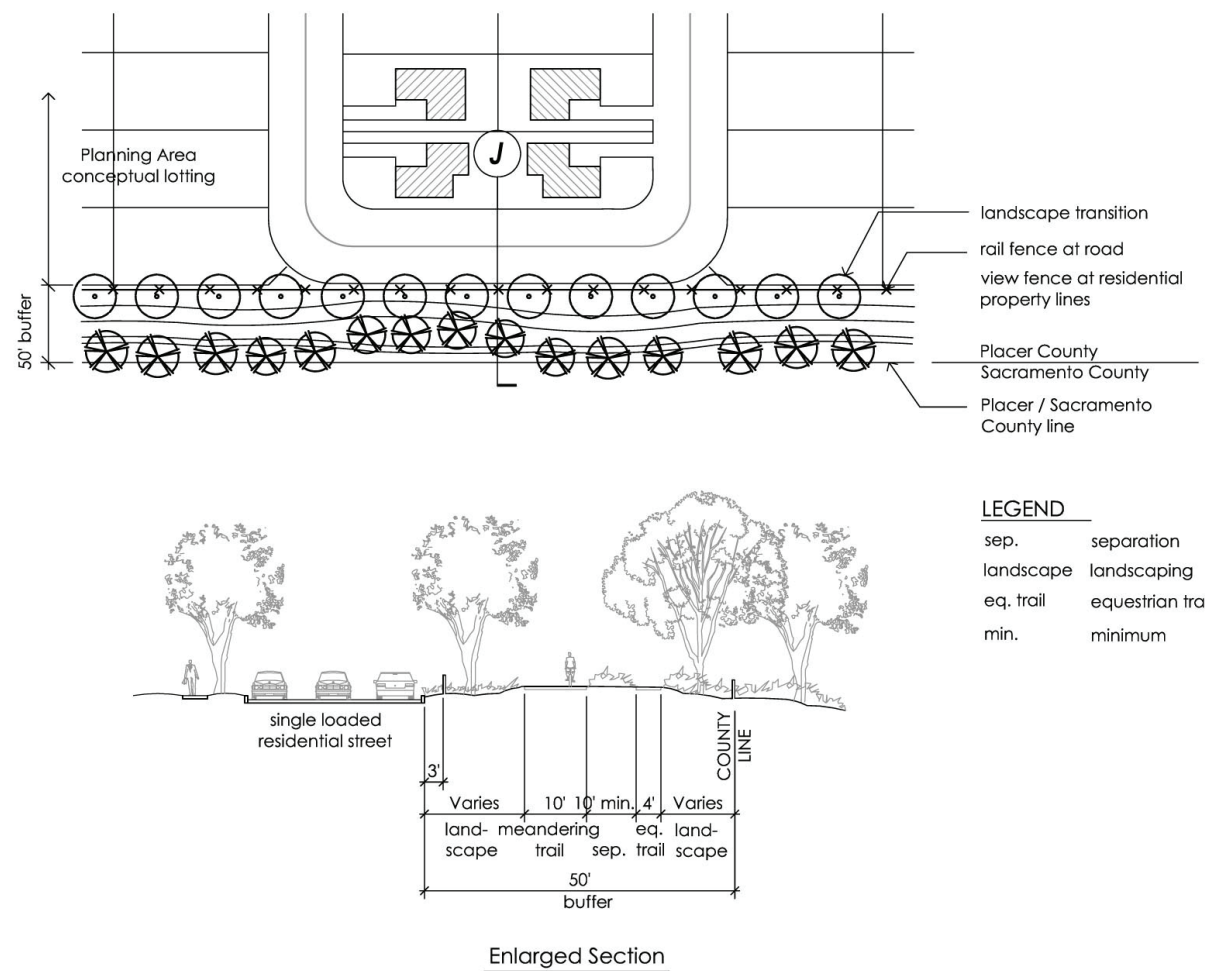
Source: MacKay & Soms, 2007

Figure 7.16 Open Space Buffer Section



I 200' Open Space Buffer at Placer County Line

Figure 7.17 Open Space Buffer Section



J 50' Open Space Buffer at Placer County Line

